

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, FAICP, PP,
PLANNING DIRECTOR

STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

June 20, 2014

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing, Economic Development and Commerce, Board of Adjustment. Please have this ad run in the next available edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Thank You for your attention in this matter.

Sincerely,

Tanya R. Marione, AICP, PP
Senior Planner

c: Mayor's Office
File
Enclosures

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please take notice that the Board of Adjustment took the following actions at the June 19, 2014 regular meeting:

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

- 7 . Case: Z13-034 Preliminary/Final Major Site Plan
 Applicant: Rupen K. Patel & Pranay Bhatt
 Address: 3235-3239 J.F. Kennedy Boulevard
 Attorney: Peter U. Lanfrit, Esq
 Block: 4603 Lot: 16-8
 Zone: R-1 One and Two Family Housing District
 For: To convert an existing 2-story office building on an oversized lot into medical offices, with 13 onsite parking spaces. None changes are to be made to the exterior.
 “d” Variance: Use
 “c” Variance: Parking aisle width, Signage
 Decision: Approved with conditions
- 8 . Case: Z14-009 Minor Site Plan
 Applicant: Medici Associates, LLC
 Address: 205 Washington Street
 Attorney: Charles J. Harrington, III, Esq
 Block: 14401 Lot: 15
 Zone: Paulus Hook Historic District
 For: To renovate an existing five (5) story building and to construct a five (5) story addition to the rear of the building to match the existing building
 “d” Variance: Height
 Decision: Approved with conditions
- 9 . Case: Z14-014 Preliminary/Final Major Site Plan
 Applicant: Brunswick Quarters, LLC
 Address: 183 Brunswick Street
 Attorney: Charles J. Harrington, III, Esq
 Block: 9803 Lot: 6
 Zone: R-1 One and Two Family Housing District
 For: To convert an existing private parochial to a mixed-use building including child care center and/or school uses; office uses (including medical offices); and commercial services (including artist studios; dance studios; and performing arts studios).
 “d” Variance: Use
 Decision: Approved with conditions

Cont. on other side →→

10. Case: Z14-016 Preliminary/Final Major Site Plan
Applicant: 17-19 Division Street, LLC
Address: 17-19 Division Street
Attorney: Cindy N. Vogelmann, Esq.
Block: 9806 Lot: 6 and 7
Zone: NC Neighborhood Commercial District
For: To construct a 5-story, 18 unit residential building with ground floor commercial space and no parking
“d” Variance: Height
Decision: Approved with conditions
11. Case: Z14-011
Applicant: Teresa A. Hughes- Ryan
Address: 333.5 8th Street
Attorney: Pro Se
Block: 10007 Lot: 1
Zone: Hamilton Park Historic District
For: To construct a 6 ft rear yard deck at the second floor on an undersized lot
“c” Variance: Rear yard setback
Decision: Approved with conditions
12. Annual Zoning Board Report from 2012 and 2013 – **Carried to July 17, 2014 Regular Meeting**
13. Renewal of legal services contract – **Approved**

14. MEMORIALIZATION OF RESOLUTION

- (1) Resolution of the Jersey City Zoning Board of Adjustment Approving a Preliminary and Final Major Site Plan with “c” and “d” variances # Z13-037 submitted by Miramat, LLC (3540,3546, 3548 Kennedy Blvd.) B: 1405 Lots: 33, 34 & 35
- (2) Resolution of the Jersey City Zoning Board of Adjustment Approving a Site Plan Amendment # Z12-011.1 submitted by 212 3rd St., LLC (212-216 Third St.) B: 11302 Lot: 30
- (3) Resolution of the Jersey City Zoning Board of Adjustment Approving “c” and “d” variances #Z13-025 submitted by Shafiq Khan (3682 Kennedy Blvd.) B: 506 Lot: 14
- (4) Resolution of the Zoning Board of Adjustment authorizing and approving appointment of Legal Counsel commencing on July 2, 2014 and terminating on June 30, 2015

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON